

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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No. 8568

BUSINESS PLANNED DEVELOPMENT # 109PLAN OF DEVELOPMENTSTATEMENTS

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No. 9361

1. The area delineated herein as "Business Planned Development" is controlled by the National Boulevard Bank, an Illinois Corporation, whose address is 410 North Michigan Avenue, Chicago, Illinois, under Trust Agreement Number 4708.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": elevator hotel structure, related retail and service type business uses and required parking.

APPLICANT: NATIONAL BOULEVARD BANK

DATE: MARCH 22, 1974

### Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of June 12, 1974, pages 8360-8361, recommending that the City Council pass nine proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendations and *each* of the nine proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Despres, Sawyer, Cousins, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Filippini, Keane, Gabinski, Sande, Frost, Aiello, Casey, Cullerton, Laurino, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Wigoda, Stone—45.

*Nays*—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

#### *Reclassification of Area Shown on Map No. 1-E.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-6 Commercial Manufacturing District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Erie Street; a line 407.5 feet east of N. McClurg Court, a line 109.13 feet south of E. Erie Street; a line 507.5 feet east of N. McClurg Court; E. Ontario Street, and a line 245 feet east of N. McClurg Court,

to those of a Business Planned Development, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 8488 to 8494 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

#### *Reclassification of Area Shown on Map No. 3-F.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District and C2-4 General Commercial District symbols and indications as shown on Map 3-F in the area bounded by

W. Elm Street, N. Dearborn Street, a line 154.18 feet south and parallel to W. Elm Street, the alley first west of and parallel to N. Dearborn Street, a line 208.10 feet south of and parallel to W. Elm Street, N. Clark Street,

to the designation of a Residential-Business Planned Development which is hereby established in the

area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 8495 to 8501 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

#### *Reclassification of Area Shown on Map No. 3-H.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development, B4-2 Restricted Service District, and R4 General Residence District symbols and indications as shown on Map No. 3-H in the area bounded by

W. Potomac Avenue; N. Bell Avenue; a line 424.5 feet north of W. Division Street; the alley next east of N. Bell Avenue; W. Potomac Avenue; N. Leavitt Street; a line 220 feet south of W. Potomac Avenue; the alley next east of N. Bell Avenue; the alley next north of W. Division Street; a line 168.9 feet east of N. Bell Avenue; W. Division Street; N. Leavitt Street; W. Thomas Street; N. Oakley Boulevard; W. Division Street; a line 168 feet west of N. Bell Avenue; the alley next north of W. Division Street; N. Oakley Boulevard; a line 461 feet north of W. Division Street; the alley next east of N. Oakley Boulevard; a line 503.7 feet north of W. Division Street; and a line 94.08 feet west of N. Bell Avenue,

to the designation of Institutional Planned Development Number 82 (amended) which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 8502 to 8506 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

#### *Reclassification of Area Shown on Map No. 5-I (As Amended).*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-3 Restricted Commercial District symbols and indications as shown on Map No. 5-I in the area bounded by

W. Fullerton Avenue; a line 103 feet west of N. Albany Avenue; the alley next south and parallel to W. Fullerton Avenue and the alley next east of and parallel to N. Kedzie Avenue,

to those of a C2-3 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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6. Business and business identification signs may be permitted within the area delineated herein as "Business Planned Development" subject to the review and approval of the Department of Development and Planning.

7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

8. The height restriction of each building and any appurtenance attached thereto shall be subject to:

- (a) Height limitations as certified on form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.

APPLICANT: NATIONAL BOULEVARD BANK

DATE: MARCH 22, 1974

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9. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

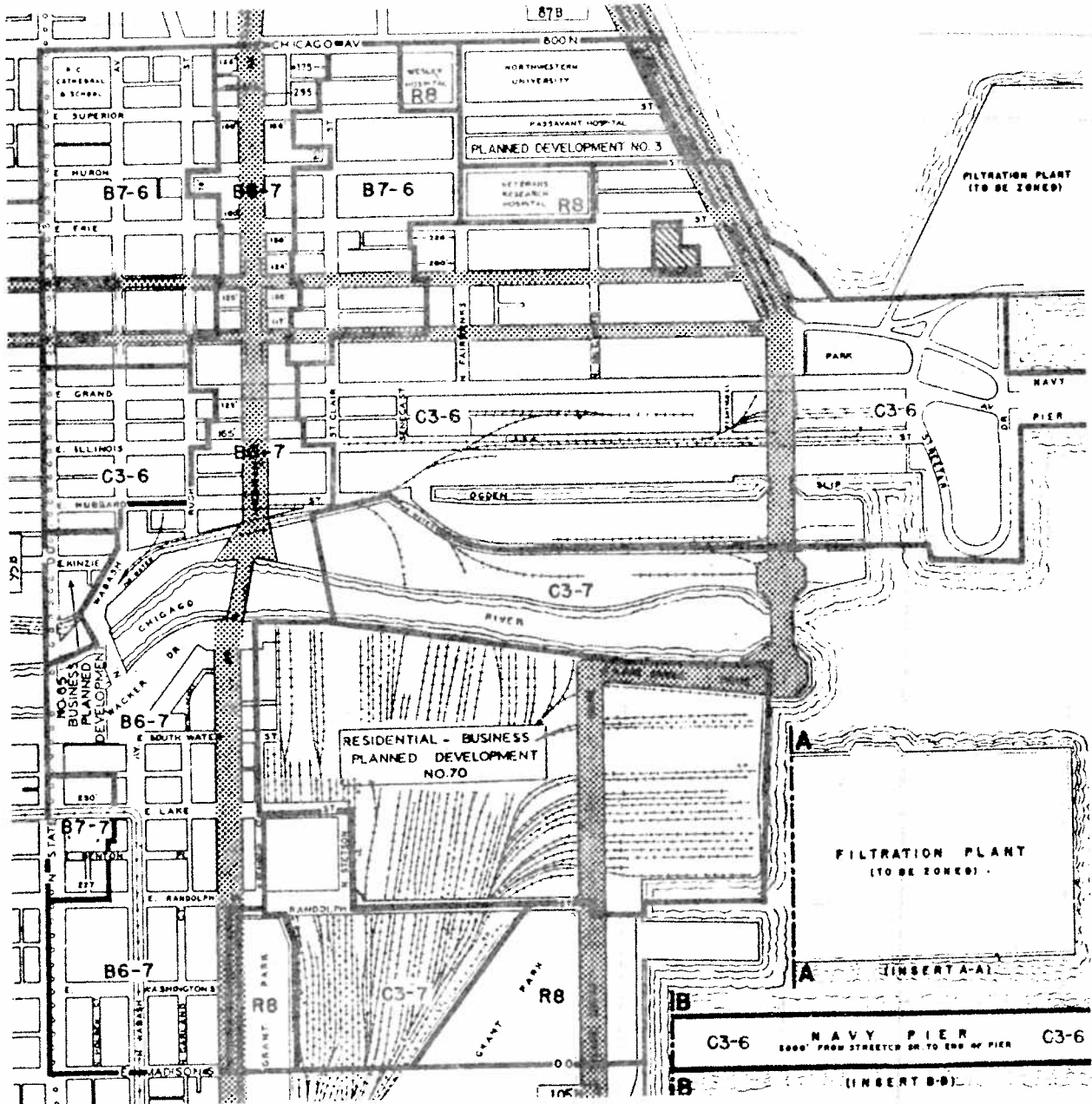
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

APPLICANT: NATIONAL BOULEVARD BANK

DATE: MARCH 22, 1974

BUSINESS PLANNED DEVELOPMENTEXISTING ZONING MAP & MAP OF PREFERENTIAL STREETS

## Chicago Zoning Ordinance



## LEGEND



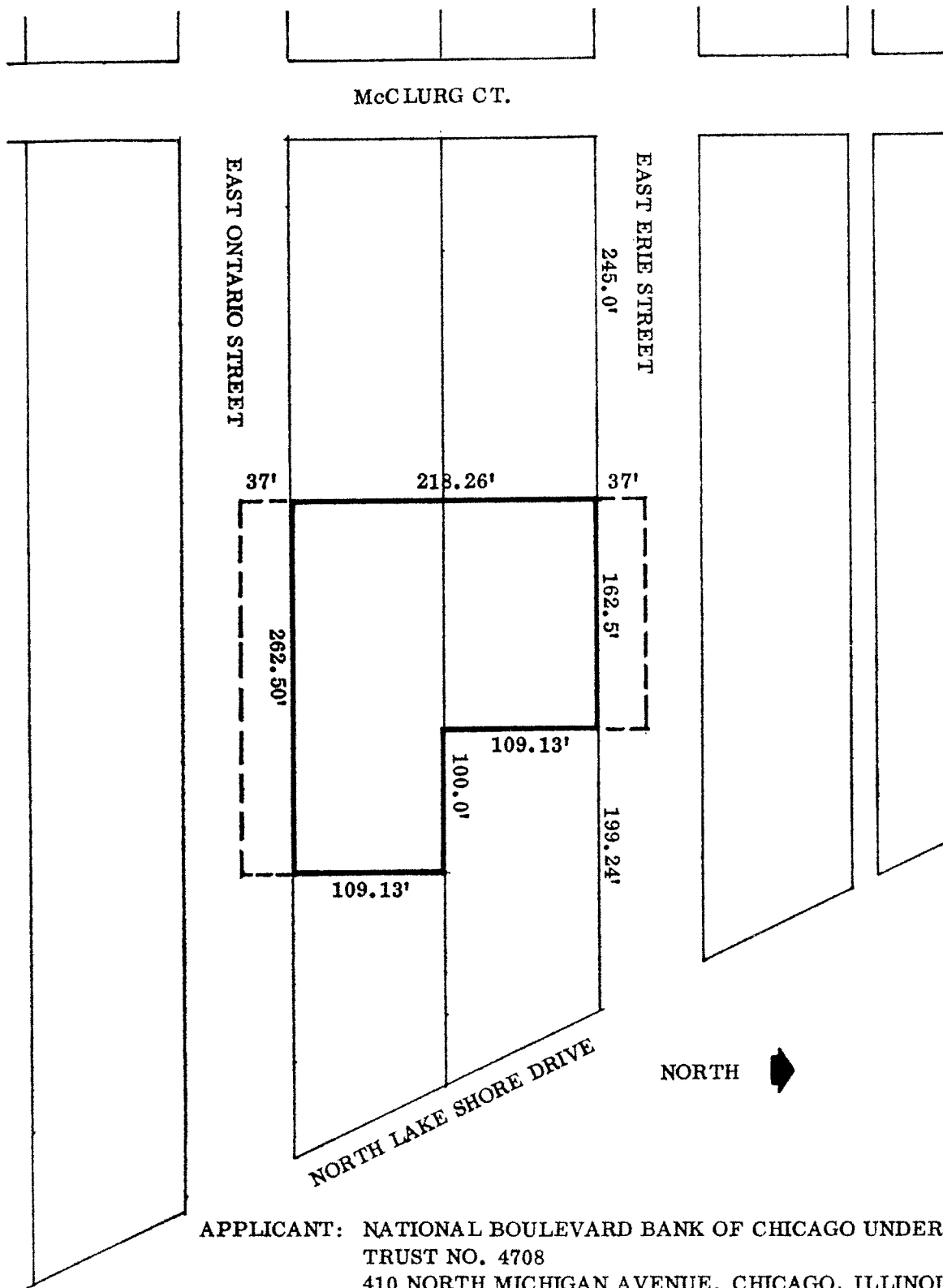
PREFERENTIAL STREETS



PROPOSED BUSINESS PLANNED DEVELOPMENT

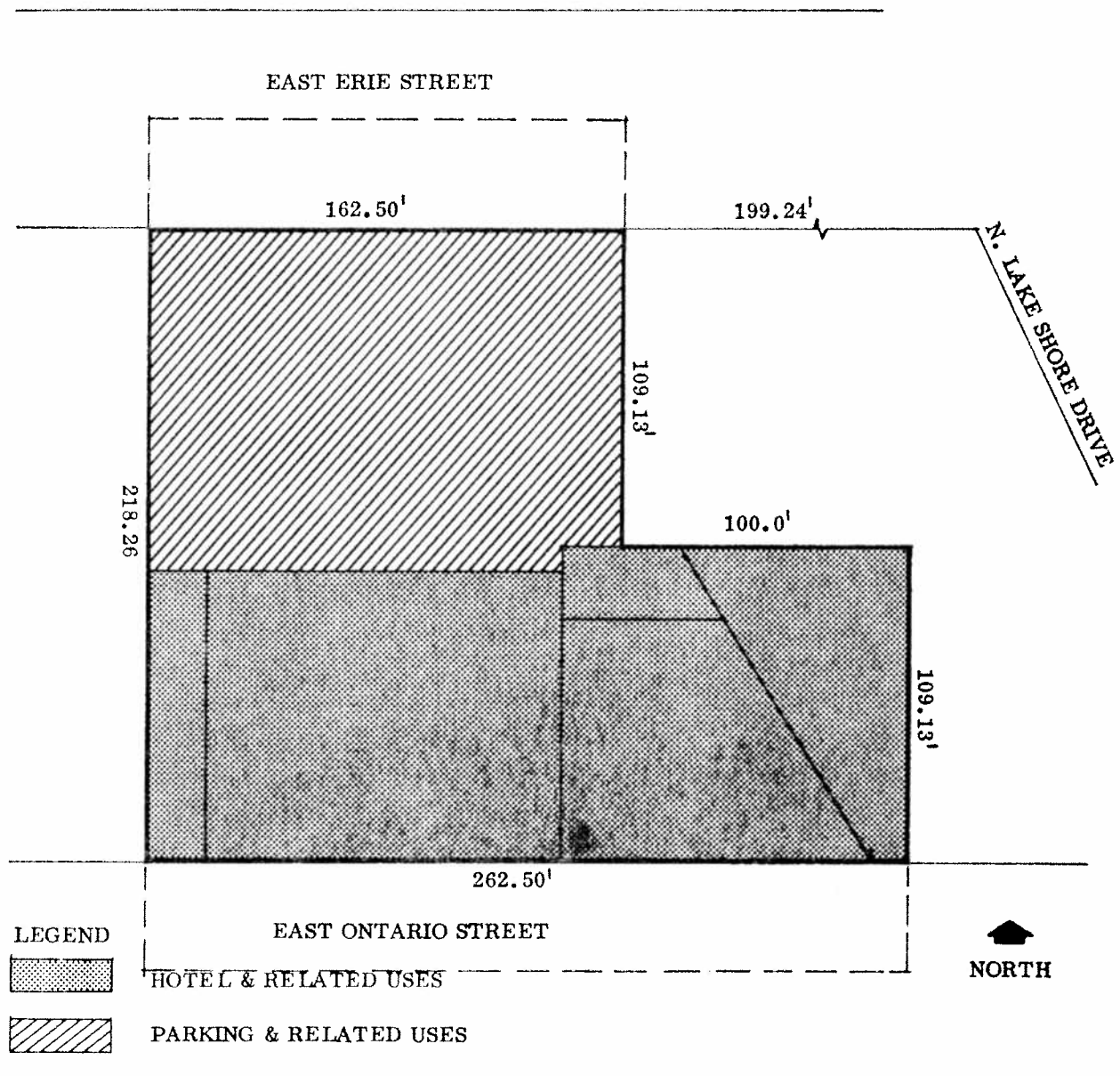
APPLICANT: NATIONAL BOULEVARD BANK OF CHICAGO UNDER TRUST NO. 4708  
 410 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS 60611.

DATED: MARCH 22, 1974

BUSINESS PLANNED DEVELOPMENTPROPERTY LINE AND RIGHTS OF WAY ADJUSTMENT MAP

DATED: MARCH 22, 1974

BUSINESS PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN - PROPOSED



APPLICANT: NATIONAL BOULEVARD BANK OF CHICAGO UNDER TRUST NO. 4708  
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DATED: MARCH 22, 1974



PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATABUSINESS PLANNED DEVELOPMENT

Net Site Area at Grade Level		General Description of Land Use	Maximum No. of Hotel Units	Maximum % of Coverage at Grade Level	Maximum No. of Off-Street Parking Spaces	Maximum F.A.R.
Square Feet	Acres					
46,380.25	1.06	Hotel & Related Uses	900	100%	300	14.0

GROSS SITE AREA = NET SITE AREA OF 46,380.25 SQUARE FEET (1.06 ACRES) PLUS PUBLIC AREA OF 15,725 SQUARE FEET (0.36 ACRE) = 62,105.25 SQUARE FEET (1.42 ACRES).

MAXIMUM PERCENTAGE OF LAND  
COVERAGE AT GRADE LEVEL FOR  
TOTAL NET SITE AREA

100%

MAXIMUM FLOOR AREA RATIO FOR  
TOTAL NET SITE AREA

14.0

MAXIMUM NUMBER OF HOTEL ROOMS

900

MAXIMUM NUMBER OF OFF-STREET  
PARKING SPACES

300

MINIMUM NUMBER OF OFF-STREET  
LOADING BERTHS

4 @ 10' x 50'

MINIMUM PERIMETER SETBACKS AT  
GRADE LEVEL

0

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